El Mirage Housing Profile

Total Population

	1990	2000	% of county total in 2000	1990 – 2000 % Growth
El Mirage	5,001	7,609	0.2%	52.1%
Maricopa County	2,122,101	3,072,149	-	44.8%

Median Household Income

	1990	2000
El Mirage	$20,372	$33,812
Maricopa County	$30,797	$45,358
Arizona	$27,540	$39,067

Racial Composition

Race	1990	2000	% of total population 2000
White	1,764	5,042	66.3%
African American	131	250	3.3%
Native American	20	65	0.9%
Asian	10	29	0.4%
Other	3,076	2,223	29.2%
Hispanic	3,948	5,084	66.8%

Household Characteristics

	1990	2000
Total Households	1,264	2,121
Homeownership Rate	63.2%	71.3%
Average Household Size	3.91	3.59

Age Distribution

Age Group	1990	2000	% of total population 2000
Under 20	2,137	3,081	40.5%
20 – 54 yrs	2,225	3,578	47.0%
55 & Over	639	950	12.5%
Median Age	24.3	24.6	

Housing Inventory by Unit Type

Unit Type	1990	2000	% of all units in 2000	1990 – 2000 % Growth
Single Family	922	1,549	49.2%	68.0%
Townhouse / Condo	27	66	2.1%	144.4%
Multi-family Units	201	322	10.2%	60.2%
Manufactured Home	332	844	26.8%	154.2%
Other Units	635	369	11.7%	-41.9%
Total Units	2,117	3,150	-	48.80%

Assisted Housing Units Produced between 1996 - 2000

El Mirage	20
Maricopa County	8,344

Housing Affordability Gap

	El Mirage	Maricopa County
Total Gap	149	108,373
Gap as a % of Total households	7.0%	9.6%
% of Median household Income where total gap occurs	30%	

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	$578	$435
# of Units Surveyed	128	0

Single Family Home Sales Activity

	NEW		RESALE		TOTAL	
Year	# of Sales	Median Sales Price	# of Sales	Median Sales Price	# of Sales	Median Sales Price
1996	-	$0	22	$38,000	22	$38,000
1997	13	$60,400	24	$53,000	37	$60,400
1998	6	$66,000	35	$47,500	41	$49,500
1999	347	$84,000	114	$82,000	461	$83,600
2000	1,264	$93,400	213	$88,800	1,477	$93,100